148.0	0005	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,221,700 /	1,221,700
USE VALUE:	1,221,700 /	1,221,700
ASSESSED:	1,221,700 /	1,221,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		HIGGINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOWNS HELEN E ETAL/ TRUSTEES	
Owner 2:	HELEN E BOWNS REVOCABLE TRUST	
Owner 3:	STANN P CHONOFSKY REVOCABLE T	
Street 1:	26 HIGGINS ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	CARNEY GERALDINE E & -
Owner 2:	CARNEY EDWARD F & BONNIE -
Street 1:	26 HIGGINS ST
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,593 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1874, having primarily Vinyl Exterior and 3398 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11593.000	683,500	700	537,500	1,221,700
Total Card	0.266	683,500	700	537,500	1,221,700
Total Parcel	0.266	683,500	700	537,500	1,221,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.54 | /Parcel: 359.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	683,200	700	11,593.	537,500	1,221,400	1,221,400	Year End Roll	12/18/2019
2019	104	FV	466,600	800	11,593.	537,500	1,004,900	1,004,900	Year End Roll	1/3/2019
2018	104	FV	466,600	800	11,593.	476,000	943,400	943,400	Year End Roll	12/20/2017
2017	104	FV	437,800	800	11,593.	399,300	837,900	837,900	Year End Roll	1/3/2017
2016	104	FV	437,800	800	11,593.	399,300	837,900	837,900	Year End	1/4/2016
2015	104	FV	365,600	800	11,593.	345,500	711,900	711,900	Year End Roll	12/11/2014
2014	104	FV	365,600	800	11,593.	334,000	700,400	700,400	Year End Roll	12/16/2013
2013	104	FV	380,000	800	11,593.	317,900	698,700	698,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11577

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY GERALDIN	71889-180	1	11/15/2018		1,287,500	No	No		
CARNEY GERALDIN	68010-312		9/14/2016	Convenience	1	No	No		
MC KENZIE DOROT	22505-507		10/16/1992		217,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2020	763	Insulate	2,087	C				
7/1/2004	579	AbvGrd.	1,500					ABOVE GROUND POOL
7/8/1998	444	New Wind	2,500					REPLACE WINDOWS
4/4/1994	153	Manual	2,000					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2008	Measured	336	PATRIOT
12/7/1999	Mailer Sent		
12/1/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11593		Sq. Ft.	Site		0	70.	0.66	8									537,455						537,500	

Total AC/HA: 0.26614 | Total SF/SM: 11593 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 537,455 | Spl Credit | Total: 537,500

PRINT

Date	Time
12/11/20	01:43:56

LAST REV

Date	Time
10/26/20	09:49:44

danam

User Acct / GIS Ref / GIS Ref / Insp Date

97479

12/19/08

!11577!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	97479
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1874	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.97833019
Const Adj.:	1.14333570
Adj $ / SQ:	178.970
Other Features:	150000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	839673
Depreciation:	156179
Depreciated Total:	683494

COMMENTS

WIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	2	
Totals			
2	13	5	

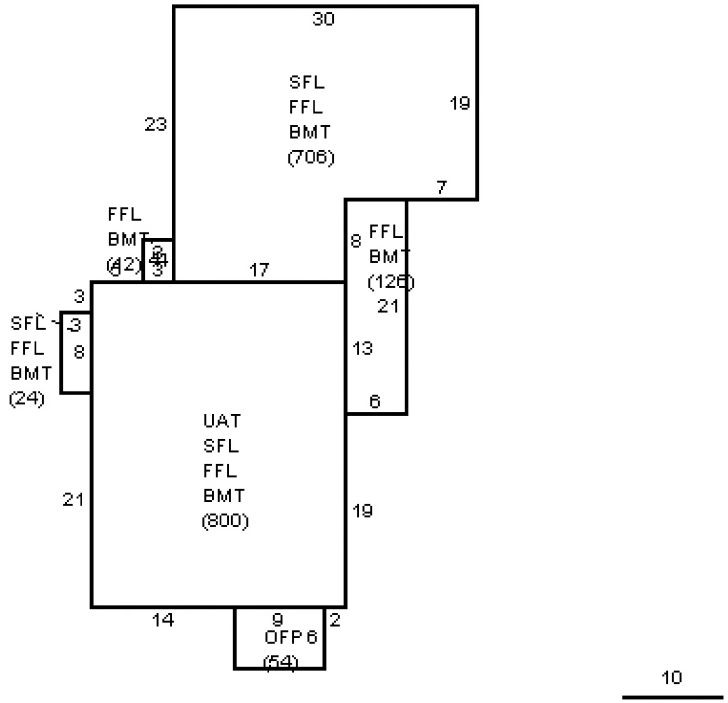
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.97
Special Features:	0	Val/Su Net:	133.50
Final Total:	683500	Val/Su SzAd	213.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,668	53.690	89,556
FFL	First Floor	1,668	178.970	298,521
SFL	Second Floor	1,530	178.970	273,823
UAT	Upper Attic	200	125.280	25,056
OFP	Open Porch	54	50.310	2,717

Net Sketched Area:	5,120			Total:	689,673
Size Ad	3198	Gross Are	5720	FinArea	3398

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
7	Pool A-C	D	Y	1	14	A	AV	2004	59.82	T	12	104			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc